



39700 W. Civic Center Plaza
 Maricopa, AZ 85138
 Ph: 520.568.9098
 Fax: 520.568.9120
www.maricopa-az.gov

STAFF REPORT

CASE # PAD20-05

To:	Honorable Mayor and City Council
Through:	Nathan Steele, Economic and Community Development, Direct
From:	Rodolfo Lopez, Economic and Community Development Deputy Director
Meeting Date:	December 1, 2020

REQUEST

PAD20-05 Stonegate: A request by Sketch Architecture Company, on behalf of Maricopa Stonegate, LLC, to amend the Stonegate Planned Area Development (PAD) Ordinance 19-09, proposed modifications to the development land use plan, permitted uses, and development standards. The property is generally located at the northwest corner of Maricopa Casa Grande Highway and Stonegate Road. **DISCUSSION AND ACTION.**

COUNCIL PRIORITIES CONSIDERED

- Quality of Life
- Economic Sustainability
- Managing the Future
- Public Safety

APPLICANT

Randolph L. Carter, AIA, NCARB
 Sketch Architecture Company
 2454 E. Southern Ave. Suite 110
 Mesa, AZ 85204

Phone: (480) 668-8015
 Email: randy@sketcharchitecturecompany.com

PROPERTY OWNER

Maricopa Stonegate LLC
 19184 E. Canary Way
 Queen Creek, AZ 85142

PROJECT DATA

- | | |
|--------------------------|---|
| • Site Acreage: | 46.30 Acres |
| • Parcel #: | 510-12-019E, 001F, 001P, and 001W |
| • Site Address: | N/A |
| • Existing Zoning: | Planned Area Development (PAD) CI-1 Light
Industry & Warehouse |
| • Propose Zoning: | Planned Area Development (PAD) |
| • General Plan Land Use: | Mixed Use |

HISTORY SUMMARY

- 2003 – Rezone from General Rual (GR) to CR-3, CR-5 and CI-1, Pinal County case # PZ-05-03
- 2008 – Rezone from CI-1 to CI-1 PAD, City of Maricopa case # ZONo8-01.
- 2019 – Major PAD amendment, City of Maricopa case # PAD19-02

SURROUNDING USES

Direction	Existing Zoning	Existing Use
North	Single Family Residence (CR-3) Zoning	Single Family Residence
South	Light Industry & Warehouse (CI-1) Zoning	Vacant Land
East	Light Industry & Warehouse (CI-1) Zoning	Vacant Land
West	Light Industry & Warehouse (CI-1) Zoning	Vacant Land

SUBJECT SITE



ANALYSIS

The applicant is requesting a major amendment to the existing Stonegate Planned Area Development (PAD), approved by the city in 2008 and later amended in 2019. The PAD established deviated development standards such as setbacks, restricted permitted uses, and parking ratio standards. A master site plan was previously approved in conjunction with the PAD however was never executed through a building permit. Since then, the property has sat vacant.

The Stonegate development plan was initially designed for a large scale big-box retail center approved in 2008 via a separate site plan review application. In 2019, a significant amendment was done to carve out modified development standards for a proposed self-storage facility currently in the building review permitting process (Omni Self Storage). The request today is for another significant amendment to the Stonegate development PAD with an updated concept design for the entire 54-acre property with the exception of the self-storage lot (3.99 acres) on the southwest corner of Alan Stephens Pkwy and Stonegate Rd. Refer to the subject site map shown on the right.



The revised PAD is a significant overhaul to the original plan as the proposed PAD amendment heavily emphasizes various development enhancements. Such as, inteconnectivity between proposed land uses, incorporating the concept of people places/placemaking, diverse land uses for more sustainable developments, embedding a village concept pattern, and general adaptability to a changing market. A new permitted use table will be adopted as part of the amendment, which utilizes the Mixed-Use General (MU-G) base zoning district as a model with modifications to align with the Stonegate development's ultimate vision. A parking regulation table is also included that utilizes the base model from the zoning code while removing any parking uses not ultimately envisioned for the area. Lastly, development architectural design guidelines is proposed to steer future developments towards the ultimate vision of the village concept theme established within the proposed PAD.

The PAD's remaining components are shown heavily as conceptual visual aids to provide an idea of the potential development pattern, infrastructure coordination, road design, landscape design, and pedestrian connectivity. All of which will be continued to be analyzed through the city's design and development process but ultimately will be held to the vision concept shown within the proposed PAD for general conformance.

CITIZEN PARTICIPATION:

Prior to recommending approval of the rezoning, the applicant submitted a public participation plan to inform residents of the proposed PAD amendment, as required per the city's Zoning Code. The Public Participation Plan included a neighborhood meeting, notification letters to all property owners within 300 feet of the subject area, public notice signs within the subject area, and legal notices in the local newspaper circulator. A timeline of the participation event is shown below (refer to Exhibit D for Citizen Participation Report). In addition, as previously requested by the Commission, the applicant did increase the notification area from 300 feet minimum to 600 feet from the subject site.

- | | | |
|--------------------|---|---|
| • October 5, 2020 | - | Notification letters sent and meeting sign posted |
| • October 6, 2020 | - | Newspaper legal noticed published |
| • November 2, 2020 | - | Neighborhood meeting held |

- November 9, 2020 - Planning and Zoning Commission (Public Hearing)

PUBLIC COMMENT:

When the report was written, staff has not received any formal comments regarding the request. However, through the public outreach, residents of the Glennwilde subdivision did raise concerns about privacy if and when development were to occur along with Alan Stephens Pkwy. To address the concern, the applicant has proposed additional buffering regulations within the PAD document for any development proposal along the frontage of Alan Stephens Pkwy. Refer to Exhibit D for further information.

FINDINGS:

As required by Sec. 510.04 of the City's Zoning Code, the Planning & Zoning Commission made the following findings in their recommendation to City Council:

1. The proposed development is consistent with the General Plan, the Subdivision Ordinance, and any applicable specific plan or master plan, including the density and intensity limitations that apply;

***Staff Analysis:** Approval of the proposed project will advance the goals and objectives of the General Plan and is consistent with the policies of the General Plan and any other applicable plan and/or policies that the City has adopted;*

2. The subject site is physically suitable for the type and intensity of the land use being proposed;

***Staff Analysis:** The proposed amendmen will be required to be developed and designed to be in compliance with applicable design standards.*

3. Adequate transportation facilities and public services exist or will be provided in accordance with the conditions of PAD plan approval, to serve the proposed development and the approval of the proposed development will not result in a reduction of traffic levels of service or public services so as to be a detriment to public health, safety, or welfare;

***Staff Analysis:** The proposal will mitigate all potential vehicular and pedestrian traffic that will impact public health, safety, and welfare. A Traffic Impact Analysis was completed as part of the original approval and will require an updated report or addendum at the time of platting or submittal of a development review permit application as determined by the City Engineer.*

4. The proposed development will not have a substantial adverse effect on surrounding land uses and will be compatible with the existing and planned land use character of the surrounding area;

***Staff Analysis:** The propose will be compatible with the existing planned land uses within the surrounding area; the use itself will complement neighborhood area that has already been established and further advances goals and objective of the city's General Plan for a village type development pattern.*

5. The development complies with applicable adopted design guidelines; and the proposed development carries out the intent of the Planned Area Development provisions by providing a more efficient use of the land and an excellence of architecture and site design greater than that which could be achieved through the application of the base district regulations.

***Staff Analysis:** The proposed PAD amendment is planned to have exceptional architectural and design elements that is not typically permitted by right by conventional standards.*

CONCLUSION:

On November 9, 2020 the Planning and Zoning Commission recommended approval of **PAD major amendment case # PAD20-05**, subject to the conditions of approval stated in this staff report, and as amended by the Planning and Zoning Commission.

1. The PAD amendment request case # PAD20-05 will be fully subject to all applicable development standards of the Maricopa Zoning Code, Subdivision Ordinance and all provisions thereof.
2. The development shall be responsible for any offsite and onsite improvements identified by the City's Engineering Division at the time platting or the submittal of a Development Review Permit.
3. All public roadway and infrastructure improvements shall be in accordance with the current City of Maricopa standards and/or subsequent standards that are developed by the City, as approved by the City Engineer and installed by the developer.
4. Residential product elevations and floor plans shall be submitted to the City for review and approval prior to issuance of any building permits.
5. 30 days after approval by City Council, the applicant/property owner shall submit a final version of the PAD booklet and shall address all comments per the final recommendations and approval by the Planning and Zoning and City Council, if any.
6. Any PAD amendment shall include the revise development plan for the entire Stonegate development and shall be subject to set procedures within the City's Zoning Code and any other adopted policy documents at the time of the application request.
7. Zoning development standards shall be in accordance to the Stonegate PAD booklet. All other development standards not listed in the PAD booklet shall adhere to the City of Maricopa Zoning Code and Subdivision Code.
8. Prior to issuance of any building permit, a clearance letter from the State Historic Preservation Office (SHPO) for archaeological and historical preservation information shall be submitted, as applicable.
9. Prior to final plat or site plan submittal, the applicant/property owner shall submit and secure all required applications, plans, supporting document submittals, approvals and permits from the applicable and appropriate federal, state, county and local regulatory agencies.
10. Residential product elevations and floor plans shall be submitted to the City for review and approval prior to issuance of any building permits.
11. Prior to the City Council approval of the PAD20-05, the applicant shall submit to the city a signed waiver pursuant to Proposition – 207, as applicable.
12. Prior to issuance of a building permit, the applicant or property owner shall submit and secure all required applications, plans, supporting document submittals, approvals and permits from the applicable and appropriate Federal, State, County and Local regulatory agencies.
13. The applicant/property owner shall have met and complied with all applicable fire codes as well as related National Fire Protection Agency (NFPA) guidelines to the satisfaction to the City of Maricopa.

14. The development and operation of the proposed Facility shall be in accordance with all applicable Arizona Department of Environmental Quality (ADEQ), if applicable and other regulatory agencies rules and regulations.

ATTACHMENTS:

Exhibit A: Narrative

Exhibit B: PAD Booklet

Exhibit C: Citizen Participation Report

Exhibit D: Buffer Height Restriction

-- End of staff report --